

**CITY OF HIALEAH  
PLANNING AND ZONING BOARD MEETING  
May 13<sup>th</sup>, 2015**

HIALEAH CITY HALL  
501 PALM AVENUE-3RD FLOOR

7:00 P.M.  
HIALEAH

Call to order.

Invocation and pledge of allegiance

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD  
PRIOR TO ITEM BEING HEARD**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE  
ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM.  
EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

1. Roll Call.
2. Approval of Planning and Zoning Board Summary Agenda of March 22<sup>nd</sup>, 2015 as submitted.

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE  
SPEAKING BEFORE THE BOARD ON ANY ITEM.**

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT.

SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE  
FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY  
COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, JUNE 9, 2015:**

3. **Final Decision** to adjust the existing front setback to 16' and existing rear setback to 11.88' (20' required for each). Property located at 490 SE 3 Street, Hialeah, zoned R-1 (One Family District).

**Applicant: Juan E. Gil**

**HIALEAH PLANNING AND ZONING BOARD MEETING May 13<sup>th</sup>, 2015**

- 4. Final Decision** to adjust the rear setback to 14'1" (20' required) for proposed terrace. Property located at 1020 West 37 Street, Hialeah, zoned R-1 (One Family District).  
**Applicant: Pedro Rojas**

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS REGULARLY-SCHEDULED MEETING OF TUESDAY, MAY 26, 2015:**

- 5. Rezoning** from R-2 (One and Two Family Residential District) to R-3 (Multiple Family District) and consider granting a variance permit to allow 4 parking spaces (6 parking spaces required); allow a lot coverage of 30.6% (maximum of 30% required); pervious area of 21% (minimum of 30% required) and allow the following setbacks: Front of 14.54' (25' required), side of 5' (10' required) and corner side of 5' (15' required), for proposed 3-units residential building. Property located at 130 West 20 Street.  
**Applicant: Blanco Family Holdings V LLC**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

- 6.** Old Business.
- 7.** New Business.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.